



The Forum for Commercial Real Estate

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2007 FEB -5 A 8:26 NAIOP Hawaii  
P.O. Box 1601

Honolulu, Hawaii 96806

CITY COUNCIL

HONOLULU, HAWAII

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February 2, 2007

VIA E-MAIL AND FIRST CLASS MAIL

The Honorable Charles K. Djou, Chair  
Zoning Committee  
City Council  
City and County of Honolulu  
Honolulu Hale  
Honolulu, Hawaii 96813

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**Re: Bill No 86 and Proposed CD1, "A Bill for an Ordinance Regulating for an Interim Period Development on Lots Along the Alignment Selected by the Council as the Locally Preferred Alternative for the Honolulu High Capacity Transit Corridor Project in the City and County of Honolulu"**

Dear Council Member Djou:

I am writing on behalf of the Hawaii chapter of the National Association of Office and Industrial Properties (NAIOP Hawaii) to express our concern regarding the above-referenced measure, a concern which I understand is shared by other organizations and property owners. NAIOP Hawaii is an association of Hawaii property owners, managers, developers, financial institutions and real estate related professionals who are involved in the areas of commercial and industrial real estate.

This measure would enact a moratorium on the development and construction of projects along the corridor of the planned alignment of the rail system. Our organization is extremely concerned about the impact such a broad measure could have on literally hundreds of property owners whose properties happen to be situated along the corridor.

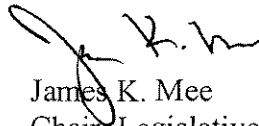
Not only would such owners be unable to improve their properties, but such a regulation could have the effect of blighting property along the corridor. Such a blanket moratorium also does not give any consideration for the unique circumstances of property owners and affected properties.

Although the proposed ordinance purports to be for a short period of time, given the timeframes involved in the project we think it likely that, once enacted, the measure will be extended, perhaps for an indefinite period of time.

For these reasons, we believe that this is not a good measure and it should be filed without further action.

Thank you for allowing our organization to express its views on this legislation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. K. Mee', is written over the printed name.

James K. Mee  
Chair, Legislative Affairs Committee